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A Pamphlet...



..on

Brigantine, N. J.



BEACH VIEW FROM HOLLAND HOUSE.

Issued by

The Brigantine Company
of New Jersey

SEE PAGE 5 FOR COTTAGES.



No. 1.—Northwest Cor. Brigantine Ave. and Eighth St., North.

SOUTH JERSEY SEASHORE RESORTS will depend for their growth largely upon their accessibility from Philadelphia. Taking this city as the starting point, we find that Atlantic City is the nearest resort in distance and railroad time. The railroad mileage is no greater to Brigantine than to Atlantic City and the time will be no longer when the travel warrants better train service.

Brigantine Island stands off from the mainland about six miles; all the intervening space being taken up with meadows, bays and thoroughfares.

Like Absecon Island, upon which Atlantic City stands, Brigantine Island is made up of sand hills and meadow lands. The average elevation of the two islands is about the same; the established grade being between six and seven feet above mean high water mark.

The accompanying map gives the names of bays, channels and thoroughfares; also shows inside sailing route to Beach Haven, as well as steamboat ferry to Atlantic City. Attention is called to the meridian lines on the map, showing that the beach faces the southeast. Consequently it receives the prevailing south winds before they have passed over intervening land and been deprived of their ozone or raised in temperature.

CALL AT LAND OFFICE FOR LOCAL MAP.

3-15-11

From its proximity, BRIGANTINE stands in a position to share in the overflow of population from Atlantic City, and should be regarded as a suburb of it—not wholly dependent, but holding a relationship of reciprocal interest.

When Atlantic City was incorporated in 1854, it had a population of 230, just about what Brigantine now has. After a lapse of forty years Atlantic City has a population of 25,000, and a property value of more than \$20,000,000. The rise in values during the past ten years has been over 400 per cent. These figures are significant, and indicate a continuous and accelerating development, which will make itself felt beyond Absecon Inlet.



No. 2.—Northwest Cor. Brigantine Ave. and Seventh Street, North.

GENERAL NOTES.

BRIGANTINE is an island of about 1,400 acres in area. It is a little more than six miles long, and varies in width from a few hundred feet to a half mile. Absecon Inlet separates it from Atlantic City on the southwest, and Brigantine Inlet separates it from Island Beach on the east. The borough of Brigantine, comprising 1,286 acres, was erected in 1890 from the township of Galloway. Owing to the limitations upon the area of boroughs there were parts of the island that were not included in the borough, but remained in the township. Consequently the incorporated borough did not comprise the whole island.

By an Act of the Legislature, approved April 23, 1897, the whole island was incorporated under the name of Brigantine City. Hereafter the money received for local taxes will not be shared by off-shore people.

The resident population is about 250, and the assessed valuation of property something over \$200,000.

Between two and three miles of the most important streets have been graded.

The scheme of drainage contemplates carrying all sewerage into the

bays or thoroughfares behind the island. With this in view, Ocean avenue, which is nearest the beach, will be higher than Brigantine avenue, which lies in the middle of the island. The beach will thus be kept free of sewerage and retain its natural condition of cleanliness.



No. 3.—North Side of Seventh Street, North.

Water for domestic use is obtained by storing the rainfall in cisterns under the houses. Artesian well water can be obtained at power house of trolley road. It is intended to distribute this in service pipes through the streets as soon as the consumption will warrant the expense.

FACILITIES OF ACCESS.

IN 1890 the Brigantine Beach Railroad Company (now Philadelphia and Brigantine Railroad Company) built a road from the middle of the island, westward, to Brigantine Junction, a station on the Philadelphia and Reading Railroad, forty-five miles from Philadelphia. Of the total railroad distance of fifty-eight miles, between Philadelphia and Brigantine, seventy-five per cent. is made up of a double track division of the Reading system. As Brigantine passenger travel increases, it is plain that the running time of trains from Camden can be reduced to the present schedule time of trains to Atlantic City. Besides the two trains each day that connect to and from Philadelphia via. Reading Railway there are all the fast trains on both the Reading road and the Pennsylvania road that may be taken to reach Atlantic City, whence the steamboat runs to Brigantine every few minutes.

AN ELECTRIC RAILROAD, operated by the Brigantine Transportation Company, in connection with ferry from Atlantic City, follows the main avenue its entire length—something over six miles. In its course through the island the track is located, on the average, only a block from the beach. This road was opened in May, 1893.

SEE PAGE 7 FOR PRICES OF LOTS.

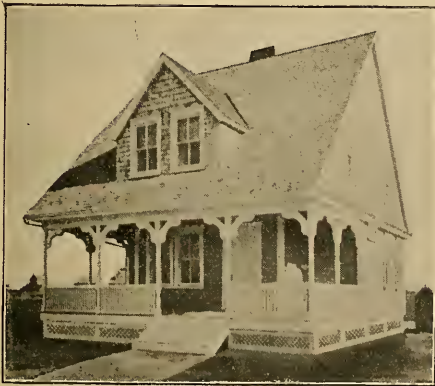
COTTAGES.

In the summer of 1895 there were built eleven cottages. Seven of these belong to the Brigantine Company and four to individuals. These cottages were located on desirable lots, facing graded streets and built in a substantial manner, after architects plans. They differ in size and interior arrangements, but all of them contain a parlor or living room dining room, kitchen and four or more bedrooms. A majority of the cottages have been neatly furnished: matting in all rooms, carpet on stairs, piazza chairs, buffet in dining room, full bedroom suits and crockery, range, entire sets of kitchen utensils and table china. Nothing needed for housekeeping except linen and table cutlery.

Each cottage is provided with a cistern to catch the rainfall, and a pump to raise the water to the kitchen.



No. 4.—North Side of Fourth Street, North; Also
No. 7.—North Side of Second St., North,
Near Ocean Avenue.



No. 5.—South Side of Fourth St., North. Also
No. 6.—North Side of Second St., North.

People who do not wish to have cooking done at home may take their meals at the Holland House.

Residents, hotel guests and cottagers at Brigantine may enjoy the attractions of Atlantic City to good advantage. After a short trip by trolley car and steamer, all the amusements in the City-by-the-Sea are at hand—music at the Inlet, strolling the Boardwalk, the merry-go-rounds, toboggan slides, illusions, theatres, museums and piers.

CALL AT LAND OFFICE FOR RENTS.



No 8.—North Side of Sixth Street, South.

Speaking generally, \$300 will buy a desirable lot at Brigantine; \$1,200 will build an eight room cottage. An investment of this kind will enable the owner to spend the summer months in a place that is perfectly healthful, attractive in its scenery and enjoyable in its diversions.

WE NOW HAVE FOR SALE

The furnished and unfurnished cottages shown in the cuts. Price will cover lot and building. A reasonable amount of cost may remain on mortgage.

RENT

Of these cottages, for season, will vary between \$150 and \$300.

BUILDING LOTS.

The section of the island first developed has been the central portion, embracing a tract, say two miles long and a half mile wide. In this area of a square mile there are at least twenty-three hundred lots—a majority of them being within two blocks of the ocean—many of them on the electric road, and all of them within a block of it; two-thirds of them within a half mile of the railroad station—several of them facing graded streets.

In naming prices for such of these lots as we hold, we have been guided more by present availability than by a speculative idea of what the future may bring forth. We discriminate, therefore, in favor of lots situated nearest Division street; those facing graded streets; those along electric railroad, as against lots at a distance from the improvements. Judging from the general experience in this regard, however, land values at Brigantine will eventually be higher along Ocean avenue, where the Boardwalk will establish itself, than through the middle of the island.

Avenue lots are 50x125; side street lots, at north end, 50x100; at south end, 40x100. We not only sell single and double lots (100x125) but whole sections or blocks, say 200x800, containing twenty-two to thirty-two lots. Our prices for the blocks will be at a reduction from list.

(If Maps are not received with this Pamphlet, they will be furnished upon application).

ABSOLUTE FREEDOM FROM MALARIA,

Prices of Lots, June, 1899.

NORTH.

BETWEEN 2D AND 20TH STREETS.

WHERE STREET
IS GRADED.

On Ocean Avenue, 50x125, Inside Lot . . .	\$300	
“ “ “ “ Corner Lot . . .	400	
“ Brigantine Avenue, 50x125, Inside Lot . . .		\$450
“ “ “ “ Corner Lot . . .		550
“ Beach “ “ Inside Lot . . .	200	
“ “ “ “ Corner Lot . . .	250	
“ Side Streets, 50x100:—		
Between Ocean Avenue. and Brigantine Ave.	300	375
“ Brigantine and Beach Aves.	250	300
“ Beach Ave. and Bay Ave. . . .	100	

SOUTH.

BETWEEN 3D AND 9TH STREETS.

On Ocean Avenue, 50x125, Inside Lot . . .	350	
“ “ “ “ Corner Lot . . .	450	
“ Brigantine Avenue, 50x125, Inside Lot . . .		450
“ “ “ “ Corner Lot . . .		550
“ Beach “ “ Inside Lot . . .	200	250
“ “ “ “ Corner Lot . . .	250	300
“ Bay “ “ Inside Lot . . .	100	
“ “ “ “ Corner Lot . . .	150	
“ Side Streets, 40x100:—		
Between Ocean Avenue and Beach Avenue,	250	325
“ Beach “ “ Bay “	100	

BETWEEN 9TH AND 22D STREETS.

On Ocean Avenue, 50x125, Inside Lot . . .	250	
“ “ “ “ Corner Lot . . .	300	
“ Brigantine Ave., “ Inside Lot . . .	250	
“ “ “ “ Corner Lot . . .	300	
“ Beach “ “ Inside Lot . . .	150	
“ “ “ “ Corner Lot . . .	200	
“ Side Streets, 40x100:—		
Between Ocean Ave. and Brigantine Ave.,	200	
“ Brigantine Ave and Beach Ave.,	150	

SUBJECT TO CHANGE WITHOUT NOTICE.

REDUCTION.

Provided a purchaser erects a suitable building within eight months, a rebate of twenty-five per cent. of the price of lot will be allowed.

Installment Plan.

Lots priced at \$150 or less, may be purchased on monthly installments, of not less than \$8.00. Terms, \$5.00 down and subsequent payments due on 15th of each month. Possession given upon signing of contract.



No.—FOUR WINDS COTTAGE.
Third Floor Thrown into a Roof Garden.

We give below the general location of some of our lots under a price classification, but we do not claim all the lots in the locations named, nor are all our lots in a given location necessarily of one price. Maps and terms of sale will be furnished upon application.

- \$100.**—On side streets, from 21st to 50th Streets, north, 50x100 feet, between Brigantine and Beach Avenues.
- On side streets, from 3d to 9th streets, south, 40x100 feet, between Beach and Bay Avenues.
 - On Ocean Avenue, inside lot, 50x125 feet, between 27th and 34th Streets, south.
 - On side streets, from 27th to 42d Streets, south, 40x100 feet, between Ocean and Beach Avenues.
 - On Brigantine Avenue, 50x125 feet, inside lot, between 42d and 60th Streets, south.
 - On side streets, from 2d to 20th Streets, north, 50x100 feet, between Beach and Bay Avenues.
- \$150.**—On side streets, from 6th to 16th Streets, 40x100 feet, between Brigantine and Beach Avenues, south.
- On side streets, from 9th to 22d streets, 40x100 feet, between Ocean and Beach Avenues, south.
 - On Brigantine Avenue, 50x125 feet, between 27th and 42d Streets, south.
 - On Ocean Avenue, 50x125 feet, corner lot, between 27th and 34th Streets, south.

Those who buy early will secure, not only the choicest lots, but reap the greatest advantage from the increase in the value of the property.

\$200.—On Beach Avenue, except where graded, 50x125 feet, between 9th and 22d Streets, south.

—On side streets, 40x100 feet, from 9th to 22d Street, south, between Ocean and Brigantine Avenues.



No. 10.—North Side of Seventh Street, South.

\$250.—On Ocean Avenue, 50x125 feet, between 22d and 27th Streets, south.

—On Brigantine Avenue, 50x125 feet, between 22d and 27th Streets, south.

—On side streets, 40x100 feet, from 6th to 9th Streets, south, between Ocean and Brigantine Avenue; also between Brigantine and Beach Aves.

\$300.—On Ocean Av., 50x125 feet, inside lot, between 9th and 22d Sts., south.

\$325.—On 7th St., south, graded, 40x100 feet, between Ocean and Beach Aves.

\$300.—On side streets from 2d to 21st Streets, north, 50x100 feet, between Brigantine and Ocean Avenues. Not graded.

\$375.—On 2d Street, north, graded, 50x100 feet, between Brigantine and Ocean Avenues.

\$450.—On Brigantine Avenue, graded, 50x125 feet, inside lot, between 2d and 18th Streets, north.

\$400.—On Ocean Avenue, 50x125 feet, corner lot, between 4th and 10th Streets, north.

\$550.—On Brigantine Avenue, graded, 50x125 feet, corner lot, between 2d and 20th Streets, north.

Special prices will be made on whole sections, or blocks, say 200x800 feet, between Brigantine and Ocean Avenues.

The advance in Atlantic City property is clearly shown by the following statements, which are not only well authenticated, but are confirmed by statistics of census reports and by records of assessments for taxes:

In 1874 a lot on Pacific Avenue, 150x200 feet, was bought for \$500. The same property is now assessed for \$150,000.

In 1872 a lot on Arctic Avenue, 50x150 feet, was bought for \$50. In 1889 the same lot was sold for \$4,000.

In 1884 a lot on the corner of Michigan and Baltic Avenues, 55x190 feet, was bought for \$50. In 1890 it was sold for \$1,750.

INVEST AT BRIGANTINE WHILE LOTS ARE LOW.

In 1876 a lot on the corner of Atlantic and Indiana Avenues, 150x150 feet, was bought for \$600. In 1890 the owner was offered \$18,000, or \$120 per foot on Atlantic Avenue.

Lots on Ohio Avenue above Atlantic, which were worth \$200 twenty years ago, are now worth \$3,000.

About fifteen years ago, \$5,000 was paid for property at Illinois Avenue and the Beach, 175x200 feet, which to-day is worth \$300,000 without the buildings on it.

One lot on Pacific Ave. which was bought in 1890 for \$4,800, was sold in 1895 for \$7,500.

In 1883 a lot on Ocean Front, east side of Kentucky Avenue, sold for about \$6,000. To-day the same lot is worth \$300,000.



No. 11—South Side of Seventh Street, South.

In 1883 three lots on west side of Kentucky Avenue, with 150 feet fronting on Ocean, sold for about \$7,000. The same property is worth to-day \$150,000.

Property on Atlantic Avenue, near Kentucky and Illinois Avenues, which sold in 1880 for \$100 a foot, is now worth \$300 a foot. On side streets, lots which were sold for \$700 are now worth \$6,000. A lot in this neighborhood, 150x225 feet, which was bought for \$7,500, has since been sold for \$75,000.

Property extending from Pacific Avenue to the Ocean, along Florida Avenue, was sold in 1869 for \$5,000 and subsequently for \$25,000. At present an option has been given on it for \$60,000.

Lots on States Avenue which sold in 1891 for \$3,900, have since sold for \$5,000.

Lots on St. Charles Place, which in February, 1895, were bought for \$3,600, have been sold in August for \$4,200.

In 1868 the property between Pacific Avenue and the Beach, and extending from the Excursion House to Dennis' Cottage, was offered for \$10,000. The same property is worth now *a million dollars*.

In 1870 three sections were bought in Chelsea for \$1,200, and sold in 1895 for \$37,500.

In 1884 properties bordering on California and Pacific Avenues and the Ocean Front, were bought for \$10,000. The same have recently been sold for \$92,500.

In 1888 property on west side of Florida Avenue near Pacific, bought for \$25,000, has since been sold for \$70,000.





COAST MAP

Part of Atlantic County, New Jersey
Showing the Inlets, Channels, Bays
and thoroughfares around
Brigantine Island

Issued by
THE BRIGANTINE COMPANY
of New Jersey.
1899

Scale 1 Mile to 2 in.

H. C. HARRIS & CO. CE. ATLANTIC CITY, N. J.



CASINO.

A BUILDING designed for entertainment of residents and visitors to the island, will have bowling alleys, shuffle-boards and other games. Has a large dance pavilion next to roof, and booths on first floor, where ice cream, drinks, and other refreshments may be had.



Built by BRIGANTINE ENTERTAINMENT COMPANY.

BATHING.

BRIGANTINE BEACH, owing to the protection it gets from the shoals off shore, is a safe one for bathers. There is seldom any undertow perceptible. The beach extends the length of the island, six and half miles, and is, of course, accessible at all points.

SAILING, FISHING AND CRABBING.

Rowboats and sailboats are supplied by residents of the island, who are well acquainted with the bays and thoroughfares. The recreations of the sea-side resort are here afforded close at hand. No tiresome journey before the sport commences.

Exemption from dreaded "Land-breeze."



HOLLAND HOUSE, By the Breakers.

Recently enlarged by the addition of fifty rooms. Is supplied with water from an artesian well 800 feet deep. Is lighted by electricity. Ample bath accommodations provided, and rates moderate. Address,

EUGENE MEHL, Manager.

NOTE—The Brigantine Company was organized in 1889. It is the successor to two corporations: (1) The Brigantine Improvement Company, which owned the southern half of the island and a small tract at the extreme north end; (2) The Ocean Island and Brigantine Land and Improvement Company, which owned the balance of the island.

Address all communications **THE BRIGANTINE COMPANY,**

BRIGANTINE, N. J.